

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL8750**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **n/a**
6. Current building name: **Twin Peaks Computer / Farmers Insurance Group Building**
7. Building address: **426/428 Kimbark Street**
8. Owner name: **Lubovich Family Partnership**
Owner address: **2115 Longs Peak Ave.
Longmont, Colorado 80503**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
SE¹/₄ of SW¹/₄ of SW¹/₄ of NE¹/₄ of section 3
10. UTM reference
Zone **13**
Easting: **491460**
Northing: **4446020**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (Photorevised 1979) **7.5'**
12. Lot(s): **6, 7** Block: **50**
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ____ Determined Eligible - National Register
- ____ Determined Not Eligible - National Register
- ____ Determined Eligible - State Register
- ____ Determined Not Eligible - State Register
- ____ Needs Data
- ____ Contributes to eligible National Register District
- ____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Rectangular Plan
15. Dimensions in feet **1867 square feet**
16. Number of stories: **1**
17. Primary external wall material
Brick
Concrete / Concrete Block
18. Roof configuration (enter one):
Flat Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):

22. Architectural style /
building type:

Other Style (20th Century Commercial Building)

21. General Architectural Description

This is a rectangular-shaped commercial building which measures 50' north-south by 40' east-west. The building's west elevation fronts directly onto a wide concrete sidewalk which parallels Kimbark Street. Another, similar, commercial building at 422/424 Kimbark Street abuts this building on its south elevation. The one-story structure is supported by a low concrete foundation, with no basement. The façade wall (west elevation), is made of red wire-cut bricks, laid in stacked bond. The bricks appear below bands of fixed-pane storefront windows, and in brick columns at either end of the façade. The walls on the secondary elevations – to the north and east – are comprised of concrete blocks which have been painted cream yellow. The roof is flat, covered in gravel/tar composition roofing material. A Mansard-type parapet wall, clad with wood shingles, projects above the roof line on the façade, and extends out over the sidewalk. Flanking the entry doors, the fixed-pane storefront windows on the façade appear in bands of two, three and four and feature red brick rowlock slipsills. There are no windows on the secondary elevations. Three glass-in-steel-frame entry doors, each with a narrow transom light, open onto the sidewalk on the west elevation. These doors lead into the building's two businesses: Farmers Insurance Group is in the north end of 428 Kimbark Street; Twin Peaks Computer Inc. is in the south end at 426 Kimbark Street. Two shed-roofed concrete utility porches are located on the building's east (rear) elevation. Five wood-paneled or solid wood doors open onto these porches.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This building is located on the east side of Kimbark Street, one block east of Main Street, in one of Longmont's oldest core residential neighborhoods. Platted in 1872 as part of Longmont's original townsite, this area is now home to a mixture of single family homes, with a few duplexes and small apartment buildings.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1959, 1966**

Source of information:
Boulder County Real Estate Appraisal Card; Assessor Records; Longmont City Directories

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
unknown

Source of information:
n/a

29. Construction History (include description and dates of major additions, alterations, or demolitions):

Sanborn Insurance maps and Longmont water records reveal that lots 6 and 7 of block 50, where this building is located was developed prior to 1890. The 1890 Sanborn map depicts a dwelling here, with a small outbuilding on the alley. By 1895, a much larger outbuilding had been erected on the alley, as well as a small shed at the property's southeast corner. Sanborn maps for 1900, 1906, 1911 and 1918 depict the same building footprints as the 1895 map, indicating no changes took place during those years. The 1930 Sanborn map depicts an addition to the house's east (rear) elevation and a smaller building on the alley where the large outbuilding had been located. The new smaller building here was probably a garage. The revised 1956 Sanborn map indicates no changes took place between 1930 and 1956. A year or two later, though, the house was torn down. A 1960 real estate commercial building was constructed here in 1959-1960. (Building permits for the construction were issued in August and September 1959.) Longmont City Directories suggest that the house was torn down in 1957 or 1958. The 1959-1960 building was extensively remodeled, and possibly enlarged, into the current structure in 1966. There have been no notable additions or exterior alterations to the current building subsequent to 1966.

30. Original location: **Yes**
Moved
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade / Professional**
32. Intermediate use(s): **Commerce and Trade / Professional**
33. Current use(s): **Commerce and Trade / Professional**
34. Site type(s): **Computer Business / Insurance Office Building**

35. Historical Background

The property at 426/428 Kimbark Street was first developed prior to 1890, when a single-family home was constructed at this location. The house's first known occupants were J.B. and Ellen Dudley, who were listed at this location in the 1906 Longmont City Directory. J.B. Dudley was born in Cornwall, England in 1834, but was raised in Illinois. He married Ellen Marcia Howard. In 1866, the Dudleys moved to Rollinsville, and in 1870, Dudley filed on a homestead twelve miles east of Longmont, where the family raised cattle and farmed, and in between times, worked a gold mine in the mountains. The couple had five children: three sons, Joe Bryon, Gerry, and Fred and two daughters, May and Hattie. In 1892, the Dudleys moved into town, where J.B. and his son Gerry opened a shoe store in the 300 block of Main Street. Active in the community, Mr. Dudley served on the city council for eleven years. In 1911, at the age of 77, J.B. Dudley passed away, three years after Ellen's death in 1908. By 1916, the home that was located here had become the residence of William Earl Sipe. Earl Sipe was born in Concorida, Kansas in 1873. While still a child, Earl's father Jacob moved his family to Longmont in the early 1880s. IN 1892, the Sipe family resided at the corner of Kimbark and 7th. Prior to his death in 1898, Jacob worked variously as a night watchman, the city marshall, and according to the 1892 city directory, as a carpenter. Earl followed his father's footsteps, and also became a carpenter. His last work before his death in 1922 was on the Longmont City Hall.

A series of residents occupied the home through the 1920s and 1930s, before it was purchased in the late 1930s by the James Bingham family. James N. Bingham was born on May 20, 1874 at Salem, Missouri. He moved to Longmont in 1913, and farmed for much of his life. James died in 1940, shortly after the family moved to the home on Kimbark Street. He was survived by his wife Martha Parlee Bingham, four sons, and two daughters. Parlee Bingham continued to own the home until her own death in 1951. The house was sold to Francis R. Snyder, and was briefly occupied by Harold H. Hilman, before it was torn down in about 1958.

The current commercial building at 426/428 Kimbark Street was constructed in 1959-1960. The new building's first business was the Russ Hopkins Insurance Agency, followed by the Arrow Loan and Finance Company (which later moved next door to 422 Kimbark), and Western Union Telegraph. Following its remodel in 1966, the building became the location of a dental studio, a stereo repair store, and a pet grooming business. By the late 1970s, Ambassador Travel Service was located in the southern unit at 426 Kimbark Street, and Stereo Repair and Fashion Sewing Center were operating in the northern unit at 428 Kimbark. The 1986 city directory lists the building's occupants as the General Store Barbershop, the Orange Tree beauty salon (which moved here from 420 Kimbark), and the Fashion Sewing Center. Just four years later, the building stood vacant. It is presently the location of two businesses, Twin Peaks Computer, Inc. and the Farmers Insurance Group.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card – Urban Master," On file at the Boulder Carnegie Library.

"Earl Sipe, Well Known Longmont May Passes Away." *Longmont Daily Times*, January 26, 1922, p. 1.

"James N. Bingham Dies Monday Night After Long Illness." *Longmont Ledger*, June 28, 1940, p. 1.

"Parlee Bingham Taken By Death." *Longmont Times-Call*, May 29, 1951, p. 1.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

"Sipe." (Jacob C. obituary). *Longmont Ledger*, April 1, 1898, p. 5.

They Came to Stay: Longmont, Colorado 1858-1920, Longmont: St. Vrain Valley Historical Association, 1971. (reference J.B. Dudley, p. 72)

"Water Ledger City of Longmont 1907-1910." On file at the Longmont Archives, Longmont Public Library.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

xx Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

xx Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture, Commerce

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

Built in 1959-160, and extensively remodeled in 1966, this building is presently less than fifty years old, and as such, it is ineligible for inclusion in the National Register of Historic Places. It does not meet any of the requirements for Criterion Consideration G, relating to properties which have achieved significance within the last fifty years. The property also does not meet any of the City of Longmont standards for designation as a local landmark.

43. Assessment of historic physical integrity related to significance:

This building was significantly altered from its original appearance when it was extensively remodeled in 1966. The 1966 remodeling was evidently undertaken as part of an effort for the building to blend in better with a new building constructed next door at 422/424 Kimbark Street.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **The property is located one block west of the East Side Historic District, which is listed in the National Register of Historic Places. Properties in this area along Kimbark Street do have the potential to form a historic district of their own, or to be incorporated into the existing East Side Historic District.**

If there is National Register district potential, is this building:

Contributing:

Noncontributing: **xx**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-1**

Frame(s): **9-12**

Negatives filed at:

City of Longmont

Department of Community Development, Planning Division

Civic Center Complex

350 Kimbark Street

Longmont, Colorado 80501

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **March 2, 2001**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**